



**After Agenda
Board of Commissioners - Regular Meeting
November 6, 2023
6:00 PM
Room 108, Annex Building
119 E. Solomon Street
Griffin, GA 30223**

The Spalding County Board of Commissioners held a Regular Meeting on Monday, November 6, 2023, in Room 108 of the Spalding County Annex Building located at 119 E. Solomon Street, Griffin, Georgia beginning at 6:00 p.m. with Chairman Clay Davis presiding. Commissioners Ryan Bowlden, Rita Johnson, Gwen Flowers-Taylor, and James Dutton were present for the meeting. Also present were County Manager, Dr. Steve Ledbetter, County Attorney, Stephanie Windham, County Zoning Attorney, Newton Galloway, Community Development Director, Charles Reese and County Clerk, Kathy Gibson to record the minutes.

I. OPENING (CALL TO ORDER)

The meeting was called to order by Chairman Clay Davis.

PLEASE SILENCE YOUR CELL PHONES AND ALL OTHER ELECTRONIC DEVICES.

II. INVOCATION

1. Commissioner James Dutton, District #2 delivered the Invocation.

III. PLEDGE TO FLAG

1. Commissioner Ryan Bowlden, District #4, led the Pledge to the Flag.

Motion/second by Bowlden/Dutton to amend the agenda to include a new Item # 6 under New Business to discuss the cancellation of the November 20, 2023, Extraordinary Session for the Thanksgiving Holiday and the December 18, 2023, Extraordinary Session for the Christmas Holiday. Traditionally these two dates are cancelled due to holiday travel by the Board of Commissioners and Staff. Motion carried by a unanimous vote.

IV. PUBLIC HEARING

1. Conduct the final Public Hearing on the Notice of Possible Millage Rate Increase for FY 2024.

Motion/Second by Dutton/Flowers-Taylor to open a Public Hearing on the Notice of Possible Millage Rate Increase for FY2024. Motion carried by a unanimous vote.

Spoke against a Millage Rate Increase:

Michelle Drugacz, 312 Whispering Pines, Griffin, GA
Michael Middlebrooks, 1108 Maple Drive, Griffin, GA
Janice Falcone, 133 Crape Myrtle Drive, Griffin, GA
Ann Dix, 298 Sweet Gum Drive, Griffin, GA
Chris Carroll, 628 Kilgore Road, Griffin, GA
Dale Surrect, 336 Bar H. Road, Griffin, GA
Taylor Beal, 525 6th Street, Griffin, GA
Bruce Ledbetter, 240 Roberts Street, Griffin, GA
Dee Rygh, 239 Sawgrass Place, Griffin, GA
Lawrence Weeks, 2966 Teamon Road, Griffin, GA
Mark Kirkland, 4630 Newnan Road, Griffin, GA
Nancy Ploener, 774 Firefly Court, Griffin, GA
Ray Thomas, 20 East lake Circle, Griffin, GA
Kim Morrison, 207 Cecil Jackson Road, Griffin, GA
Dexter Thomas, 180 Smoakfield Road, Griffin, GA
Mark Bond, 949 E. Maddox Road, Griffin, GA

Bob Beyer, 518 Orchid Lights Court, Griffin GA, spoke in favor of a millage rate increase to staff the fire stations and keep county employees from going to neighboring counties for a higher pay.

***Motion/Second by Dutton/Flowers-Taylor to Close the Public Hearing.
Motion carried by a unanimous vote.***

V. OLD BUSINESS

1. Consider approval of a Millage Rate Increase for FY 202.

Motion/Second by Dutton/Bowlden to approve a Millage rate of 15.588 for FY2024. Motion carried by a 3-2 vote (Flowers-Taylor/Johnson).

VI. PRESENTATIONS/PROCLAMATIONS

1. Director Charles Reese will present the Spalding County Community Development dashboard on permits to the Board of Commissioners.

Director Reese presented the Community Development Dashboard for permits.

2. Consider presentation of Service Award for recognition of 25 Years of Service to Jesse Dunn of the Spalding County Sheriff's Office.

Chief Deputy Tony Thomason recognized Jesse Dunn for 25 Years of Service to the Spalding County Sheriff's Office.

3. Sheriff Dix would like to recognize the graduates of the 2023 Annual Sheriff's Citizens Academy. This is the sixth year of the Sheriff's Citizens Academy.

Chief Deputy Tony Thomason then recognized the graduates of the 2023 Sheriff's Citizens Academy.

4. Recognize Jinna Garrison, Administrative Services Director and her staff on Spalding County receiving the Certificate of Excellence in Financial Reporting for its 21st consecutive year.

Dr. Ledbetter recognized Jinna Garrison, Administrative Services Director, and her staff for receiving the Certificate of Excellence in Financial Reporting for the 21st consecutive year.

VII. PRESENTATION OF FINANCIAL STATEMENTS

1. Consider Approval of Financial Statements for the three months ending October 31, 2023.

Motion/Second by Dutton/Flowers-Taylor to approve the Financial Statements for the three months ending October 31, 2023. Motion carried by a unanimous vote.

VIII. ZONING PUBLIC HEARING

Chairman Davis advised that there are multiple applications for consideration on Item #1 and that he would read all three of the items, they can then be discussed as a whole, but would need to be voted on individually.

1. **Application 23-08Z:** Lillian Anglyn, William R. Woodward Jr, John P Woodward, and Parks W. Colwell Sr, Owners; Hillwood Development Company, LLC, Agent (Approximately 6.14, 13.328, 4.226 and 0.012 acres located in land lots 25 and 26 of the 2nd land district). The applicant requests to rezone from AR-1, Agricultural and Residential and R-2, Single Family Residential District to C-1C, Manufacturing-Light.

Motion/Second by Dutton/Flowers-Taylor to table the request until December 4, 2023, to allow time for an Intergovernmental Agreement between Butts County and Spalding County to be signed regarding this project. Motion carried by a unanimous vote.

Application 23-26V: Lillian Anglyn, William R. Woodward Jr. and John P. Woodward and Parks W. Colwell Sr, Owners- Hillwood Development Company, LLC, Agent (Approximately 6.14, 13.328, 4.226 and 0.012 acres located in land lots 25 and 26 of the 2nd land district)- The applicant requested a variance to allow for loading docks to be located in front of the building.

Motion/Second by Dutton/Flowers-Taylor to table the request until December 4, 2023, to allow time for an Intergovernmental Agreement between Butts County and Spalding County to be signed regarding this project. Motion carried by a unanimous vote.

Application 23-26VA: Lillian Anglyn, William R. Woodward Jr. and John P. Woodward and Parks W. Colwell Sr, Owners- Hillwood Development Company, LLC, Agent (Approximately 6.14, 13.328, 4.226 and 0.012 acres located in land lots 25 and 26 of the 2nd land district)- The applicant requested a variance to allow for parking to be located in the front of a building.

Kim Jackson, 5864 Jackson Road, Griffin, GA spoke against the development.

Motion/Second by Dutton/Flowers-Taylor to table the request until December 4, 2023, to allow time for an Intergovernmental Agreement between Butts County and Spalding County to be signed regarding this project. Motion carried by a unanimous vote.

2. **Application 23-11Z:** Lester Ranew, Owner; 132 Wani Road (Approximately 5.33 acres located in Land Lot 10 of the 2nd Land District). The applicant requests approval to rezone from R-2, Single- Family Residential District to C-1C Light Commercial. This property is also located within the Arthur K Bolton overlay.

Jerime Buffington, 103 Garden Circle, Milner, GA with Paragon Consulting, spoke on behalf of the owner.

Motion/Second by Flowers-Taylor/Dutton to approve Application 23-11Z: Lester Ranew, Owner; 132 Wani Road (Approximately 5.33 acres located in Land Lot 10 of the 2nd Land District). The applicant requests approval to rezone from R-2, Single- Family Residential District to C-1C Light Commercial with staff conditions and a line of site buffer of trees on the left-hand side of the property. Motion carried by a unanimous vote.

3. **Application 23-24Z:** Qualified Home Solutions, LLC, Owner; Troy Beckham, Agent; 3000 S Sixth St (Approximately 7.095 acres located in land lot 184 in the 2nd district). The applicant requests a rezoning from AR-1 Agricultural and Residential to R-1, Single Family Low Density. This will allow the applicant to subdivide the lot into 3 individual parcels.

Spoke against the proposed rezoning:

Morgan Fordham, 2060 S. 6th Street Extension, Griffin, GA

Lindsey Mouchet, 109 Runnymede Road, Griffin, GA

Robert Bugg, 2090 S. 6th Street Extension, Griffin, GA

Kent Bugg, 838 E. Maddox Road, Griffin, GA

B. Frank Harris, 1881 S. 6th Street Extension, Griffin, GA

Troy Beckham, Sr., 1866 Hwy 362 W., Williamson, GA spoke in favor of the rezoning.

Motion/Second by Dutton/Johnson to deny Application 23-24Z: Qualified Home Solutions, LLC, Owner; Troy Beckham, Agent; 3000 S

Sixth St (Approximately 7.095 acres located in land lot 184 in the 2nd district). The applicant requests a rezoning from AR-1 Agricultural and Residential to R-1, Single Family Low Density. This will allow the applicant to subdivide the lot into 3 individual parcels. Motion carried by a unanimous vote.

4. **Application 23-15Z:** Ian Kocher, Owner; 992 Maloy Road (Approximately 19.18 acres located in land lot 22 of the 2nd land district). The applicant requests to rezone from R-2, Single Family Residential District to AR-1, Agricultural and Residential.

Motion/Second by Flowers-Taylor/Dutton to approve Application 23-15Z: Ian Kocher, Owner; 992 Maloy Road (Approximately 19.18 acres located in land lot 22 of the 2nd land district). The applicant requests to rezone from R-2, Single Family Residential District to AR-1, Agricultural and Residential with staff conditions. Motion carried by a unanimous vote.

5. **Application 23-16S:** Belinda Ligon, Owner- Maurice Ligon, Agent- 4350 Fayetteville Rd (Approximately 0.57 acres located in land lot 111 of the 4th district). The applicant is requesting a special exception for a home occupation-general to be able to operate as a gunsmith.

Motion/Second by Dutton/Flowers-Taylor to approve Application 23-16S: Belinda Ligon, Owner- Maurice Ligon, Agent- 4350 Fayetteville Rd (Approximately 0.57 acres located in land lot 111 of the 4th district). The applicant is requesting a special exception for a home occupation-general to be able to operate as a gunsmith with staff conditions. Motion carried by a unanimous vote.

IX. CITIZEN COMMENT

Speakers must sign up prior to the meeting and provide their names, addresses and the topic they wish to discuss. Speakers must direct your remarks to the Board and not to individual Commissioners or to the audience. Personal disagreements with individual Commissioners or County employees are not a matter of public concern and personal attacks will not be tolerated. The Chairman has the right to limit your comments in the interest of disposing of the County's business in an efficient and respectable manner.

Speakers will be allotted three minutes to speak on their chosen topics as they relate to matters pertinent to the jurisdiction of the Board of the Commissioners. No questions will be asked by any of the commissioners during citizen comments. Outbursts from the audience will not be tolerated. Common courtesy and civility are expected at all times during the meeting. No speaker will be permitted to speak more than three minutes or more than once unless the Board votes to suspend this rule.

Spoke regarding the Animal Shelter:

Michael Renner, 500 Aerodrome Way, Griffin, GA

Karen Stone, 820 Amelia Road, Griffin, GA

Motion/Second by Flowers-Taylor/Dutton to allow Ms. Stone to complete her comments regarding the Animal Shelter. Motion carried by a unanimous vote.

Jan Cooper, 527 South Hill Street, Griffin, GA
Leann Connell, 532 S. hill Street, Griffin, GA
Alyson Burley, 2785 Hwy 81 W, Hampton, GA
Candi Dickerson, 1808 N. Walkers Mill Road, Griffin, GA
Julia Mallonee, 916 Hamilton Boulevard, Griffin, GA
Jennifer Dyer, 1005 High Falls Road, Griffin, GA

Spoke regarding taxes in Spalding County:

Lawrence Weeks, 2966 Teamon Road, Griffin, GA

X. MINUTES

1. Consider approval of the Minutes from the Spalding County Board of Commissioners Extraordinary Session and Executive Session on October 16, 2023; the Spalding County Board of Commissioners Special Called Meeting, Public Hearings, and Executive Session on October 19th, 2023; and the Spalding County Board of Commissioners Zoning Public Hearing and Executive Session on October 26, 2023.

Motion/Second by Flowers-Taylor/Johnson to approve the Minutes from the Spalding County Board of Commissioners Extraordinary Session and Executive Session on October 16, 2023; the Spalding County Board of Commissioners Special Called Meeting, Public Hearings, and Executive Session on October 19th, 2023; and the Spalding County Board of Commissioners Zoning Public Hearing and Executive Session on October 26, 2023. Motion carried by a unanimous vote.

XI. CONSENT AGENDA

1. Consider on second reading an Ordinance to Amend the General Code of Spalding County to add Part VIII, Chapter 5, Post-Construction Stormwater Management for New Development and Redevelopment.

Motion/Second by Dutton/Johnson to approve on second reading an Ordinance to Amend the General Code of Spalding County to add Part VIII, Chapter 5, Post-Construction Stormwater Management for New Development and Redevelopment. Motion carried by a unanimous vote.

XII. NEW BUSINESS

1. Consider request for a new contract for FY 2024 SCCI Medical Services with Dr. Robert Hall to adjust services to the reduction in inmate population.

Motion/Second by Dutton/Flowers-Taylor to approve a new contract for FY 2024 SCCI Medical Services with Dr. Robert Hall to adjust services to the reduction in inmate population. Motion carried by a unanimous vote.

2. Consider request for a Resolution confirming a Declaration of Intent to Reimburse a loan closing project that would include the FY24 Budgeted Vehicles for the following Spalding County Departments: Public Works, Parks, Leisure Services, Senior Nutrition, Code Enforcement, Animal Control, Magistrate Court, Fire Department and Garage.

Motion/Second by Dutton/Flowers-Taylor to approve a Resolution confirming a Declaration of Intent to Reimburse a loan closing project that would include the FY24 Budgeted Vehicles for the following Spalding County Departments: Public Works, Parks, Leisure Services, Senior Nutrition, Code Enforcement, Animal Control, Magistrate Court, Fire Department and Garage. Motion carried by a unanimous vote.

3. Consider a request from the City of Griffin to change the name of Cabin Creek Drive to Haskell Ward Drive beginning at North 6th Street and ending at the current Haskell Ward Drive.

Motion/Second by Flowers-Taylor/Dutton to inform the City of Griffin that Spalding County has no problem with their request to change the name of Cabin Creek Drive to Haskell Ward Drive beginning at North 6th Street and ending at the current Haskell Ward Drive. Motion carried by a unanimous vote.

4. Consider approval a quote for services from Heath & Lineback to complete the SR155 relocation project.

Motion/Second by Flowers-Taylor/Dutton to table this request until the County gets a response from the City of Griffin on their participation in funding this project. Motion carried by a unanimous vote.

5. Approve an updated Indirect Cost Allocation Study prepared by Turnipseed Engineers.

Motion/Second by Flowers-Taylor/Dutton to approve the updated Indirect Cost Allocation Study prepared by Turnipseed Engineers. Motion carried by a unanimous vote.

6. Consider cancellation of the November 20, 2023 Extraordinary Session for the Thanksgiving Holiday and the December 18th, 2023 Extraordinary Session for the Christmas Holiday to allow holiday travel by the Board of Commissioners and Staff.

Motion/Second by Johnson/Dutton to approve cancellation of the November 20, 2023, Extraordinary Session for the Thanksgiving Holiday and the December 18th, 2023 Extraordinary Session for the Christmas Holiday to allow holiday travel by the Board of Commissioners and Staff. Motion carried by a unanimous vote.

XIII. REPORT OF COUNTY MANAGER

- The TSPLOST program for our county is working wonderfully. We have completed the resurfacing for year two of the TSPLOST project with approximately 26 miles of resurfaced roads. The thermoplasty striping will be completed once the asphalt is cured.
- There has been some conversations with regard to asking for a forensic audit. We have had a complete change of guard, a new County Manager and a new Director of Finance is coming. He wants the community to know that his agenda is to be as transparent as possible with everything that we do. He doesn't feel that any criminal activity has occurred. Since he has been here, he has been diligent about bringing every dollar to the Board for consideration, before the money is expended. He would welcome the opportunity to ask the GBI for a forensic audit to make sure that we have no issues.

Commissioner Flowers-Taylor stated that her "gut" tells her that somebody has done something that they weren't supposed to do. She feels like a forensic investigation is in order.

Motion/Second by Flowers-Taylor/Dutton to direct the County Manager to contact the GBI to conduct a forensic audit to look for any potential criminal activity.

Commissioner Dutton stated that he does not expect there to be any kind of criminal issue. That said, with this in hand we will know for sure that the current folks moving forward have everything they need to go forward.

Commissioner Johnson stated that that should be a standard rule when there is a major change in management.

Commissioner Bowlden added that he is 100% in support of this action.

Motion carried by a unanimous vote.

XIV. REPORT OF COMMISSIONERS

Rita Johnson – No Comment.

Ryan Bowlden – Stated that he had received a number of calls last week regarding Hollonville Road saying it was the “worst paving job they had ever seen.” Then they did the final paving and everyone loves it. Now they are asking for speed bumps.

Gwen Flowers-Taylor – No comment.

James Dutton – With regard to the millage rate, the County did everything we were supposed to and unfortunately there was a problem and we had to have another meeting. Where we lowered the millage rate.

We have got to get more industrial and commercial businesses into Spalding County.

There is nothing we can do to affect the Tax Assessors office, if we try, it is criminal activity. We cannot go over there and ask for any changes. We are separate.

We need more volunteers at the Animal Shelter. We have an amazing staff that is really doing their best. The reason the Shelter is so overcrowded right now is because with one court case, we had 50 animals, and we can't do anything with those animals until the court case is done. The animals are evidence in a court case.

We have a very small but important election tomorrow. Everyone please go out and vote. It is a county wide election for the ESPLOST.

We need to go ahead and start talking about the Christmas Parade.

Clay Davis – There will be an Archway Retreat on February 15th and 16th please mark your calendars for those dates.

He would like to change the Monday workshop time to 3:00 p.m. instead of 9:00 a.m. It is too hard on the working folks to attend a morning meeting.

He asked the County Manager to set up a meeting on Housing with Bob Dull to talk about work force, what housing looks like and how we are going to do housing. This will be a small meeting. He would like to get Mr. Dull's views on the subject.

He asked the County Manager to set up a meeting with the Board of Assessors to come in and brief the Board of Commissioners. If that requires a workshop beforehand that is fine.

We will be running out of TSPLOST within the next couple of years. We will either have to ask for another TSPLOST or figure out what we need to do.

Everyone please go out and vote tomorrow if you haven't already voted.

He attended the firefighter's graduation ceremony, there were over 100 people in attendance. There had not been a firefighter graduation in three years. It was very nicely done.

XV. EXECUTIVE SESSION

1. Consider request to conduct an Executive Session discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(6).

Motion/Second by Johnson/Dutton to enter into an Executive Session for discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a county officer or employee as provided in O.C.G.A. § 50-14-3(6) at 9:52 p.m. Motion carried by unanimous vote.

Motion/Second by Flowers-Taylor/Dutton to close the Executive Session at 10:01 p.m. Motion carried by a unanimous vote.

XVI. ADJOURNMENT

Motion/Second by Dutton/Flowers-Taylor to adjourn the meeting at 10:02 p.m. Motion carried by a unanimous vote.